

FREEHOLD



House - Terraced (EPC Rating: C)

**22 NICKLEBY WAY, FAIRFIELD, HITCHIN,  
HERTFORDSHIRE, SG5 4FJ**

**Price Guide**

**£425,000**



First Step



3



2



1



C

# 3 Bedroom House - Terraced located in Hitchin

CHAIN FREE... SOUTH facing garden... GARAGE and parking... ENTERTAINING Lounge/Diner... EN-SUITE... Kitchen with INTEGRATED APPLIANCES... Peacefully LOCATED ON QUIET WALKWAY...

## INTERNAL

### Ground Floor

#### Entrance Hallway

Door to front aspect. Wall mounted consumer unit. Luxury vinyl flooring. Staircase to first floor. Doors leading to:

#### Kitchen

9'9" x 9'8"

Window to front aspect. A range of wooden wall and base units with complementary work surface and tiled splash back. Integrated fridge/freezer, washer/dryer, dishwasher, double oven, 4 ring gas hob and extractor hood. One and a half bowl sink, under plinth lighting, vinyl flooring.

#### Lounge/Dining Room

16'7" x 16'2"

Window and french doors to rear aspect. Continuation of luxury vinyl flooring.

#### Cloakroom

White suite comprising: Push button wc, pedestal wash hand basin with tiled splash back. Continuation of luxury vinyl flooring.

### First Floor

#### Landing

Loft hatch. Full height cupboard housing boiler fitted with shelves. Carpet.

#### Bedroom 1

12'2" x 9'10"

Window to rear aspect. 2 sliding mirrored door built in wardrobe fitted with shelf and rail. Carpet. Door leading to:

#### En-Suite

White suite comprising: push button wc, pedestal wash hand basin, fully tiled corner shower cubicle with glass door. Shaver point and light, ceramic tiled flooring.

#### Bedroom 2

9'10" x 9'9"

Window to front aspect. 2 sliding mirrored door built in wardrobe fitted with shelf and rail. Carpet.

#### Bedroom 3

8'4" x 6'4"

Window to rear aspect. Carpet.

#### Bathroom

Window to front aspect. White suite comprising: Fully tiled panelled bath with wall mounted shower, push button wc, pedestal wash hand basin. Wall mounted mirrored cabinet, ceramic tiled flooring.

## EXTERNAL

### Front Garden

Railings to front perimeter with decorative shingle, paved pathway to front door. External light.

### Rear Garden

Wall and fence perimeter. Entertaining patio and lawn, bordered with established shrubs and trees. External light, tap, rear gated access.

### Garage/ Parking

18'5" x 8'4"

Single garage (en bloc). Garage fitted with up and over door and light. 1 Parking space in front of garage.

## ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Band C

Council Tax: Band D

Service Charge: £283 per annum - Scanlans, & £185 per annum for private gated area

Mains utilities

Traditional brick and block construction

### Local Area

The property is situated within 100's of acres of stunning parkland, all internal pathways and green communal areas are kept to a very high manicured standard. Fairfield Park offers fantastic walks around both the Green and Blue lagoons, as well as the established parkland.

There are two lower schools, Fairfield Park lower school & newly built Fairfield lower school, Ruskin Drive along with nearby middle and



upper schools of Etonbury Academy and the renowned Samuel Whitbread Academy.

Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38-44mins. London Stansted circa 40mins drive, London Luton Airport circa 20mins drive

On the park itself there is a Tesco's convenience store, Bannatyne's Gym and Spa, The Orchard Restaurant and Eden hair salon along with Fairfield Park Cricket & Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.

#### Agents Note

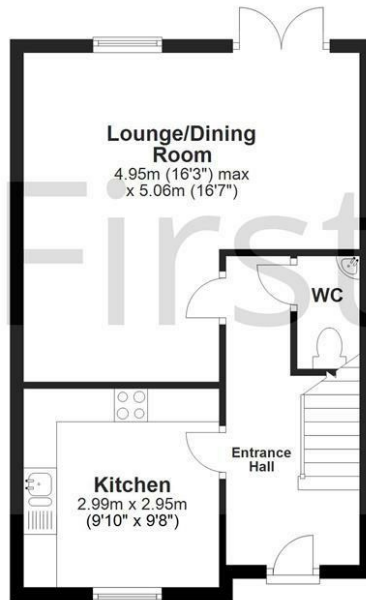
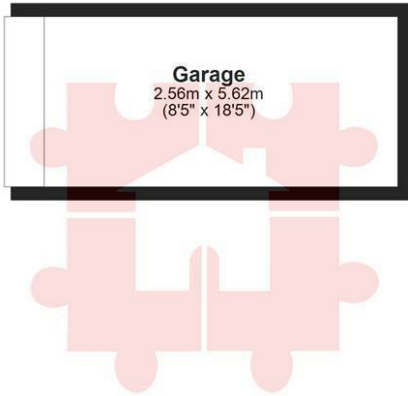
The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed



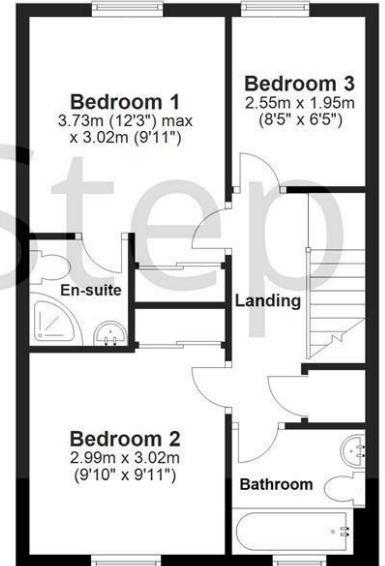
**Ground Floor**

Main area: approx. 40.0 sq. metres (430.4 sq. feet)  
 Plus garages: approx. 14.4 sq. metres (154.8 sq. feet)



**First Floor**

Approx. 41.2 sq. metres (443.4 sq. feet)



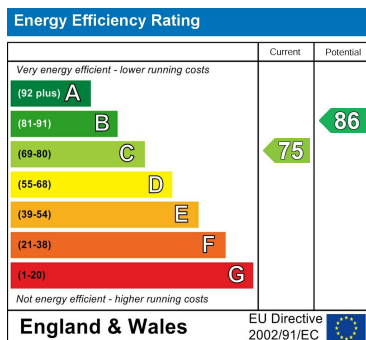
Main area: Approx. 81.2 sq. metres (873.9 sq. feet)  
 Plus garages: approx. 14.4 sq. metres (154.8 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.  
 Plan produced using PlanUp.

Council Tax Band

**D**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**First Step**